

\$1,849,950 - 000 Guadalupe Bluff, Comfort

MLS® #1915492

\$1,849,950

3 Bedroom, 3.00 Bathroom,
Farm Ranch on 20.55 Acres

N/A, Comfort, TX

20.546 Acres - Guadalupe Bluff - Lot 8
Welcome to Guadalupe Bluff - Lot 8, the pinnacle of Texas Hill Country living within the brand-new ClearWater Ranches community outside of Comfort, Texas. This remarkable 20.546-acre tract provides a peaceful, private setting along the banks of the scenic Guadalupe River, offering the perfect balance between natural beauty and modern convenience. Located just 40 minutes from downtown San Antonio, 20 minutes to Boerne, and 5 minutes from the historic town of Comfort, ClearWater Ranches delivers the serenity and scenery that only the Texas Hill Country can offer, while keeping you close to everyday amenities. Residents enjoy access to the Guadalupe River for fishing, kayaking, and swimming, as well as an abundance of wildlife including axis deer, whitetail deer, and wild turkey that roam freely throughout the community. Comfort itself is a vibrant Hill Country town steeped in culture and community spirit. Annual events such as the Comfort Art Festival and Christmas in the Park bring locals and visitors together for celebration and fellowship. Families benefit from the Comfort Independent School District, recognized for academic excellence and student-focused programs. The area's proximity to Bending Branch Winery, Singing Water Vineyards, and the renowned 290 Wine Corridor allows residents to experience the best of Texas wine country right at their doorstep. Daily conveniences such as grocery



stores and local dining are also within a short drive, with the nearest H-E-B less than 20 minutes away. Guadalupe Bluff - Lot 8 showcases some of the finest land in all of Kendall County. The property features gently rolling hills, mature hardwoods, and striking bluff-top views overlooking the Guadalupe River Valley. With exceptional build sites and beautiful soil, this tract offers a premier opportunity to design your custom home or weekend retreat. The community is known for its strong groundwater, with nearby wells producing up to 40 GPM, ensuring a dependable water source. Underground fiber and electric service are already in place, preserving the pristine views and maintaining a clean, unobstructed setting. An agricultural exemption keeps property taxes low, while the abundant native and exotic wildlife adds to the property's recreational appeal. Whether you're seeking a private river-access getaway, an investment in one of the Hill Country's most exclusive developments, or a long-term family homestead, Guadalupe Bluff - Lot 8 represents a rare opportunity to own a premier piece of the Guadalupe River in the heart of the Texas Hill Country. Come experience ClearWater Ranches-where the beauty of the Guadalupe River, the charm of Comfort, and the tranquility of Guadalupe Bluff - Lot 8 come together to create the perfect Hill Country escape.

Essential Information

MLS® #	1915492
Price	\$1,849,950
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Acres	20.55

Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	000 Guadalupe Bluff
Area	3100
Subdivision	N/A
City	Comfort
County	Kendall
State	TX
Zip Code	78013

Amenities

Utilities	Electricity, Water
View	Guadalupe River

School Information

District	Comfort
Elementary	Comfort
Middle	Comfort
High	Comfort

Additional Information

Days on Market	21
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Listing Details

Listing Agent	Zachary Biermann
Listing Office	Texas Landmen

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